

**NOTICE OF ADVERSE POSSESSION
PURSUANT TO § 15-1-13 (2)
MISSISSIPPI CODE ANNOTATED (1972) AS AMENDED**

PURSUANT TO MISSISSIPPI CODE ANNOTATED OF 1972 AS AMENDED § 15-1-13 (2), the Landowners, JOSEPH PATRICK WARD & JANET BRYANT WARD, of the hereinafter described property do hereby present notice to the world that JONATHAN AND ABIGAIL COGGINS or their predecessors in interest in and to Lots 314 & 315, City of Hernando, also described as 131 W. Valley Street, Hernando, Mississippi, have, unlawfully and without permission of the Landowner, constructed a fence on the hereinafter described property of the aforesaid Landowners by constructing said fence running approximately North and South across the westernmost three (3) feet of the hereinafter described property. Said construction and adverse possession occurred within ten (10) years of the date of this notice. *Being August 29, 2000.*

LANDOWNER: JOSEPH PATRICK WARD & JANET BRYANT WARD

ADVERSE POSSESSORS: JONATHAN AND ABIGAIL COGGINS

DESCRIPTION OF PROPERTY ADVERSELY POSSESSED:

Lot 316, Town of Hernando, Mississippi as recorded on the office map of the Town of Hernando, in the office of the Chancery Clerk, DeSoto County, Mississippi. Said property being located in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi and being described as follows:

Beginning at a point at the intersection of the north right-of-way of Shady Lane (40' r/w) and the west right-of-way of Northview Street (40' r/w). Said point being the point of beginning. Thence N 01° 25' 54" W - 122.83 feet along the west right-of-way of Northview Street to a spike. Thence S 88° 10' 48" W - 126.59 feet to a 3/8" rebar. Thence S 02° 35' 57" E - 121.20 feet to a point on the north right-of-way of Shady Lane. Thence N 88° 56' 11" E - 124.12 feet along the north right-of-way of Shady Lane to the point of beginning. Parcel containing 0.35 acres (15,293.26 square feet) and being the same property as recorded in Deed Book 27, Page 222 of the office of the Chancery Clerk, DeSoto County, Mississippi.

*Please index in Lots 314, 315, and 316, Town of
HERNANDO, Section 13, Township 3 South, Range 8 West,
DeSoto County, Mississippi*

STATE MS - DESOTO CO.
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AUG 29 4 53 PM '00

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W F CLK

Joseph Patrick Ward
JOSEPH PATRICK WARD

Janet B. Ward
JANET B. WARD

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority at law, in and for the State and County aforesaid, the within named, **Joseph Patrick Ward and wife, Janet B. Ward**, who acknowledge that they signed and delivered the above and foregoing Notice on the day and year therein mentioned, as their free act and deed, and for the purpose therein expressed.

Cathy Franks
Notary Public

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 27, 2003
BONDED THRU STEGALL NOTARY SERVICE

PREPARED BY JAMES D FRANKS, ATTORNEY
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